006.0	0005	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,030,100 /	1,030,100
USE VALUE:	1,030,100 /	1,030,100
ASSESSED:	1,030,100 /	1,030,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KONTAKOS ERASMIA/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	25 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KONTAKOS PANAGIOTIS/LIFE EST -
Owner 2:	KONTAKOS EFSTRATIOS -
Street 1:	25 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,347 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 3256 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5347.000	607,300	4,900	417,900	1,030,100
Total Card	0.123	607,300	4,900	417,900	1,030,100
Total Parcel	0.123	607,300	4,900	417,900	1,030,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.37 | /Parcel: 316.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	5764
GIS Ref	
GIS Ref	
Insp Date	02/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 006.0-0005-0010.0

!607!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	606,700	4900	5,347.	417,900	1,029,500	1,029,500	Year End Roll	12/18/2019
2019	104	FV	447,400	4900	5,347.	444,000	896,300	896,300	Year End Roll	1/3/2019
2018	104	FV	422,900	4900	5,347.	323,900	751,700	751,700	Year End Roll	12/20/2017
2017	104	FV	396,300	4900	5,347.	282,100	683,300	683,300	Year End Roll	1/3/2017
2016	104	FV	396,300	4900	5,347.	240,300	641,500	641,500	Year End	1/4/2016
2015	104	FV	352,500	4900	5,347.	235,100	592,500	592,500	Year End Roll	12/11/2014
2014	104	FV	352,500	4900	5,347.	193,300	550,700	550,700	Year End Roll	12/16/2013
2013	104	FV	367,000	4900	5,347.	183,900	555,800	555,800		12/13/2012

PRINT

Date	Time
12/10/20	16:21:38

LAST REV

Date	Time
04/23/18	15:08:53

ekelly

USER DEFINED

Prior Id # 1:	5764
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 607

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KONTAKOS PANAGI	48270-507		10/3/2006	Family		No	No		Panagiotis Kontakos dod 9/4/2013
KONTAKOS PANAGI	48270-500		10/3/2006	Family		No	No		
KONTAKOS PANAGI	39648-302		6/23/2003	Family		No	No		
KONTAKOS PANAGI	39648-281		6/23/2003	Family		No	No		
KONTAKOS PANAGI	38550-423		3/27/2003	Family		No	No		
KONTAKOS PANGIO	26219-150		4/11/1996			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/1998	344	Redo Kit	17,500					REMODEL KITCHEN
1/30/1998	57	Redo Kit	10,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2018	MEAS&NOTICE	BS	Barbara S
5/12/2009	Measured	372	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5347		Sq. Ft.	Site		0	80.	0.98	1			Med. Tr	-10					417,896						417,900	

Total AC/HA:	0.12275	Total SF/SM:	5347	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	417,896	Spl Credit		Total:	417,900

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	2 - Slate
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97248155
Const Adj.:	1.03998995
Adj $ / SQ:	171.933
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	746070
Depreciation:	138769
Depreciated Total:	607301

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 10	BRs: 4	Baths: 2	HB

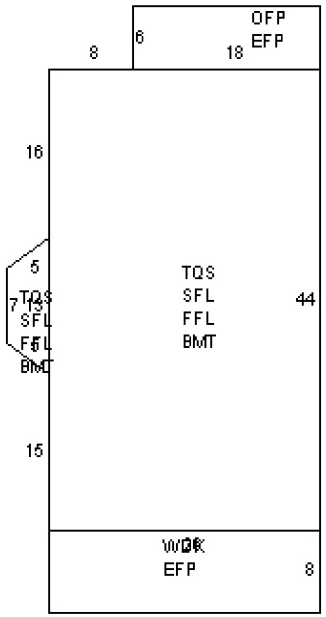
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.93
Special Features:	0	Val/Su Net:	119.74
Final Total:	607300	Val/Su SzAd	186.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,184	51.580	61,071
FFL	First Floor	1,184	171.930	203,569
SFL	Second Floor	1,184	171.930	203,569
TQS	3/4 Story	888	171.930	152,677
EFP	Enclos Porch	316	37.270	11,779
WDK	Deck	208	11.240	2,338
OFP	Open Porch	108	33.050	3,569

Net Sketched Area:	5,072			Total:	638,572
Size Ad	3256	Gross Are	5368	FinArea	3256

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1910	21.58	T	40	104			4,900			4,900

More: N	Total Yard Items:	4,900	Total Special Featues:		Total: 4,900